File No. 260800922

WARRANTY DEED

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: 11-28-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 09/01/06 10:26 2 pgs
Fees:13.00 Taxes:506.90
20060901-0108260

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wendell Scott Seeds	SunTrust Mortgage, Inc.	150-14-0-091.00
(NAME) 3324 Hamilton Church Road	(NAME) 201 4th Avenue N	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

The Verdon Company, LLC,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Wendell Scott Seeds and Pamela Seeds,

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 11, ON THE PLAN OF SECTION TWO ADDITION TO JAMESTOWN ESTATES, as shown by plat of record in Plat Book 8250, Page 371, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to The Verdon Company, LLC by Cash Deed from The Department of Housing and Urban Development as executed on 04/12/2006 and filed for record on 04/21/2006 in Deed Instrument 20060421-0046121, Register's Office of Davidson County, Tennessee.

Easement as shown of record in Deed Book 5936, Page 511, Register's Office for said County.

Metro Government of Nashville Easement as shown of record in Deed Book 9931, Page 619, Register's Office for said County.

Restrictive Covenants of record in Deed Book 7476, Page 643; Deed Book 7502, Page 11; Deed Book 7861, Page 420; and Deed Book 8149, Page 337, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3324 Hamilton Church Road, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), THEIR heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 28th day of August, 2006.

The Verdon Company, LLC

By: James K. Verdon Jr. Chief Manager

James K. Verdon, Chief Manager

Attest:

STATE OF TENNESSEE

COUNTY OF WILSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared James K. Verdon with whom I am personally acquainted and who upon his oath acknowledged James K. Verdon to be the Chief Manager of The Verdon Company, LLC the within named bargainer, a corporation, and that, James K. Verdon as such Chief Manager, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by James K. Verdon as such Chief Manager.

Witness my hand at office this 28th day of August, 2006.

Commission expires: 11-28-09

Notary Public

File Number: 260800922

RETURN TO:

Cumberland Title

13018 Lebanon Road, Suite 100

Mt. Juliet, TN 37122

